

## \$709,999 - 3317 Chickadee Drive, Edmonton

MLS® #E4463787

**\$709,999**

4 Bedroom, 3.00 Bathroom, 2,296 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

This stunning brand-new walkout home offers nearly 2,300 sf of modern living space with 4 bedrooms and 3 full bathrooms. The main floor consists of an open-to-above great room, filling the space with natural light. A spacious main floor bedroom and full bath, perfect for guests or a home office. The chef-inspired kitchen showcases quartz countertops, ceiling-height cabinetry, and a walkthrough pantry, combining style and functionality for effortless entertaining. Upstairs, retreat to the luxurious primary suite, featuring a large walk-in closet with direct access to the laundry room for everyday convenience. The bonus room with a tray ceiling adds a touch of elegance and extra space for family time or relaxation. Thoughtful details continue throughout—modern finishes, triple-pane windows, a tankless gas hot water system, 9'™ ceilings on both levels, and a garage floor drain all add to the home's value and comfort. Ideally located just minutes from major shopping, steps from a future school, don't miss out!

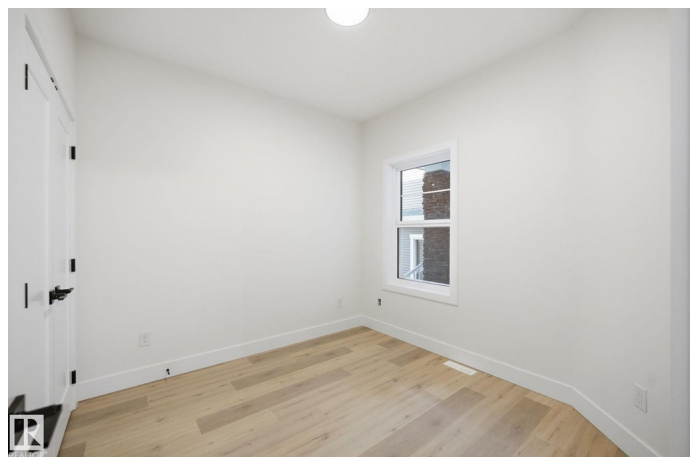
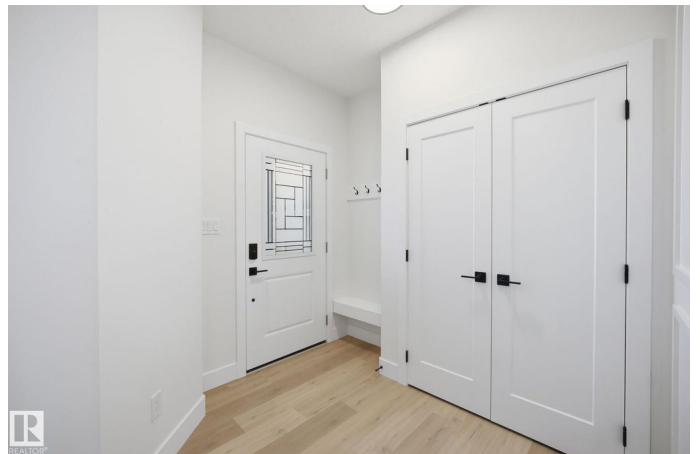
Built in 2025

### Essential Information

MLS® # E4463787

Price \$709,999

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,296                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3317 Chickadee Drive |
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 0V6              |

### Amenities

|               |                                                                                                                                                                                            |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Walkout Basement, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached                                                                                                                                                                     |
| Is Waterfront | Yes                                                                                                                                                                                        |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Fireplace         | Yes                                                                                                  |
| Fireplaces        | Wall Mount                                                                                           |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Schools, Partially Fenced |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Stone, Vinyl                                                |
| Foundation        | Concrete Perimeter                                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 59            |

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Listing information last updated on November 4th, 2025 at 1:47am MST